



KEY PLAN

PROPERTY DESCRIPTION

24-STOREY RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	04002 0008
MUNICIPAL ADDRESS	1330 Carling Avenue
PART 1, PART OF BLOCK 8 REGISTERED PLAN 221 AND LOT 8 AND PART OF LOT 7 REGISTERED PLAN 529	

SITE INFORMATION

LOT AREA:	1,968m ²
LOT FRONTAGE:	39.62m
LOT DEPTH:	49.68m

BUILDING INFORMATION

BUILDING AREA:	1,119m ²
BUILDING FLOOR AREA:	16,761m ²
PROPOSED USE:	MIXED-USE RESIDENTIAL, HIGH-RISE

UNIT BREAKDOWN:

FLOORS 2:	9 UNITS	7- 1BD, 2- 2BD
FLOORS 3-5:	12 UNITS	1- STUDIO, 9- 1 BD, 2- 2BD
FLOOR 6:	4 UNITS	1- STUDIO, 1- 1BD, 2- 2BD
TYPICAL FLOORS 7-24:	7 UNITS	2- STUDIO, 1- 1BD, 4- 2BD
TOTAL:	175 UNITS	40- STUDIO, 53- 1 BD, 82- 2 BD

ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
LOT AREA	No minimum	
LOT WIDTH	No minimum	
FRONT YARD SETBACK	0m	0m (as per road widening)
MINIMUM INTERIOR SIDE YARD SETBACK	0m	0.4m
MINIMUM REAR YARD SETBACK	3m for the first 20m from Archibald, 7.5m otherwise	13.9m
MAXIMUM BUILDING HEIGHT	Within 20m of R4 zone: 15m 20-30m from R4 zone: 20m 30-m from R4 zone: 30m (up to 9 storeys)	Commercial Ground Floor 1(5.8m) Residential 24(69m) Total 25(74.8m) Within 20m of R4 zone: 18.3m 20-30m from R4 zone: 74.8m
GROUND FLOOR HEIGHT/GLAZING	4.5m & min. 50% glazing on Carling and Archibald	4.5m ground floor height 74% glazing on Carling Avenue 52% glazing on Archibald Street
MAXIMUM FLOOR SPACE INDEX	N/A	
LANDSCAPED AREA	15% = 295m ² 3m buffer between parking lots and lot lines (10-99 parking spaces)	17.8% = 350.8m ²
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	Residential: 0.5 spaces/unit after first 12 units [163 x 0.5 = 82] Residential visitor: 0.11 unit after first 12 units [163 x 0.11 = 16] At-grade restaurant use (GFA<350m ²): 0 spaces At-grade non-residential use (GFA<500m ²): 0 spaces Other non-residential: 1-5 spaces/100m ² GFA	63 SPACES TOTAL VISITOR = 16 RESIDENTIAL = 39 COMMERCIAL = 8 PARKING AREA: 498m ² LANDSCAPE AREA: 92m ²
LOADING	1 space for 2,000-4,999m ² non-residential GFA	1 SPACE
AMENITY AREA REQUIREMENTS	6m ² per unit 50% communal and at least one area of min. 54m ² Total = 1,110m ²	COMMUNAL AMENITY: 525m ² BALCONIES: 878m ² TOTAL AMENITY: 1,403m ²
BICYCLE PARKING SPACES	0.5 per dwelling unit = 93 1/250m ² non-residential GFA	110 SPACES

LEGEND

ASPHALT PAVING	SOFT LANDSCAPING REFER TO LANDSCAPE
CONCRETE	UNIT PAVERS REFER TO LANDSCAPE
EXISTING BUILDING ELEMENT TO BE REMOVED	EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
EXISTING FENCE	NEW TREE (REFER TO LANDSCAPE DRAWINGS)
NEW BOARD FENCE REFER TO LANDSCAPE	NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
LOT LINE	NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
SETBACK LINE	FIRE DEPARTMENT CONNECTION
DESIGNATED BUILDING ENTRANCE / EXIT	EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
FIRE HYDRANT. REFER TO CIVIL	NEW GROUND ELEVATION REFER TO CIVIL
CATCH BASIN	
MANHOLE	
FLOOR DRAIN	
UTILITY POLE	
OVERHEAD UTILITY WIRES	
LIGHT STANDARD	
DEPRESSED CURB	

NOTE: 'X'E INDICATES EXISTING TO REMAIN

No.	Date	Émis pour / Issued
1	2020-01-24	PRECONSULTATION
2	2020-02-26	COORDINATION
3	2020-03-26	COORDINATION
4	2020-04-17	SITE PLAN CONTROL
5	2020-11-26	SITE PLAN CONTROL RESPONSE
-	-	-
-	-	-

PROPOSED SITE

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ROBERTO CAMPOS
LICENCE 7401

MIXED-USE RESIDENTIAL BUILDING

1330 Carling Avenue
Ottawa, ON

SITE PLAN

Designé par / Drawn by: MD
No. projet / Project number: 1956

Vérifié par / Verified by: RC
No. dessin / Drawing number: 1956

Échelle / Scale: AS SHOWN

Date de création du dessin / Drawing creation date: 2020-01-06

A-105